

HAILEY FACILITIES WORKING GROUP

FREQUENTLY ASKED QUESTIONS (FAQs)

SUMMARY

This document:

- Addresses frequently asked questions (FAQs) received by the Hailey Facilities (village hall and pavilion) Working Group, typically at consultation meetings or similar events.
- Will be updated and re-published from time to time.
- Includes a summary of changes, in the version history section below.

VERSION HISTORY

Version	Author	Summary of changes / comments	Issue date
v230129	Graham Knaggs	Initial FAQs following Consultation Meeting #1 (issued at Consultation Meeting #2)	12/3/23
v230312	Graham Knaggs	Additional FAQs following Consultation Meeting #2 (issued on website)	23/3/23

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FAQs FOLLOWING CONSULTATION MEETING #1 (held on 29/1/23)

Topic: Options

1. Is the pavilion suitable for refurbishment?

There are structural problems with the pavilion. The recommendation from our architect is to build new.

2. Is refurbishment of the Village Hall viable?

Yes, just about, though the facilities that can be provided by refurbishment alone are constrained by the existing building. Considering this as one of the options is what we are now doing.

3. If the option to rebuild was followed it was noted that this could allow “business as usual”. How would this work?

It would be beneficial to keep the hall open for as long as possible whilst any works are implemented, to maintain business continuity. “Business as Usual” also relates to keeping the hall maintained to allow continued use whilst options are considered and a solution agreed.

4. Is today’s discussion just about the buildings or is it the whole of the recreation ground?

The scope is currently just the buildings, but different options may have repercussions that affect other activities on the Recreation Ground.

5. Has there been a survey on what facilities people in the village would like, i.e. a detailed consultation before spending big sums of money?

There have been various surveys done in the past, but a further detailed survey will follow later in this consultation process.

6. Would the BMX track be lost and is there a plan to put new build there?

Though this was one of the locations considered last year in the public meeting that discussed locations, it was not and is not a favoured location.

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Topic: Governance

7. Who would own the new building?

The VHMC would be prepared to run a new hall; the existing hall is leased to the VHMC from the Parish Council; this arrangement is currently expected to continue.

8. As all the same people are on the PC, the VHMC and the facilities working group, is this a fair process?

At the start of this process volunteers were sought from residents to contribute to the project. Everyone is still encouraged to contribute and there are opportunities for new members to join the PC and VHMC.

9. The VHMC used to be made up of all the groups who used the VH – is this still the case?

This has changed slightly over time – the lease has been renewed and separated from the VHMC Constitution which has also been updated. There are still three users of the VH who are trustees on the VHMC.

10. Ownership of the building – should this rest with the Parish Council that is a statutory body, rather than the VHMC which is a voluntary organisation?

The Parish Council does not wish to assume the responsibility of running a village hall. The hall is a registered charity and is regulated by the Charities Commission which is a government agency.

Topic: Access

11. Has it been thought through as to how more people will get access to the village hall, the local roads and footpaths aren't suitable for increased traffic?

The type of events conducted in a village hall are usually small group activities and would not create a continuous stream of traffic. Most events organised on a regular basis in the hall have an attendance of between 10 and 30 people, not all of whom arrive by car. The hall already has events which bring in cars over several hours without problems. Larger events would be less frequent. Saturday football matches on the recreation ground have on infrequent occasions already attracted up to 90 cars.

12. It would be really helpful to know what the boundaries are of the existing site. What are the access options?

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Concerning boundaries, the hall itself includes the land under the existing building plus the car park. A previous public meeting considered possible new locations within the rest of the Recreation Ground. There is a Right of Access to the hall from Middletown granted from OCC. Whilst it is recognised that this access does have its limitations, it has served the hall for many years.

Topic: Viability

13. Can't the village hall just carry on as it is?

In short, no. Earning capacity is restricted by the inability to rent the two rooms separately. Income has been flat for several years. Costs – particularly energy and maintenance - have increased considerably in the last 2 years. There is a danger that these costs will increase more than the capacity to pay for them. The new heating system and suspended ceiling are emergency measures funded by the remains of the COVID Business Support Grant. They were undertaken to try to improve the viability of the hall until a more sustainable replacement is built.

14. Won't the people living on the N Witney estate use facilities in Witney rather than come to Hailey?

Probably, but experience shows us that people use facilities all around where they live.

15. Can we be sure that the expense of a new hall will be justified by increased earning capacity and that the hall will be self-sustaining?

Experience from many other halls who have upgraded suggests that improved modern facilities attract hirers and increase income. New facilities based on green energy would reduce both maintenance and energy costs.

16. What knowledge is there of the profitability of any new, bigger hall?

We would need a business plan to show what remuneration could be achieved from various uses. This analysis would have to happen in the future as a new village hall would be required to sustain itself.

17. If the increase in population will largely be on the N Witney development, why don't they just build new facilities there?

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At the moment there is no mention of any community facility in the WODC Local Plan including N Witney. However, the growth in population could justify a mix of facilities in both locations.

18. Can we create a permanent shop in the new hall?

Shopping facilities in Hailey have gradually closed over the years and have not proved viable as permanent features because of the proximity of shops in Witney. The current shop run from the village hall is operated by a regular hirer for 8 hours/week.

FAQs FOLLOWING CONSULTATION MEETING #2 (held on 12/3/23)

Topic: Finance

19. There is a small difference in cost between refurb/new build and new build only. Why is this?

Refurb options often lead to higher costs because rebuilding from an existing structure can be more complicated and therefore more expensive.

20. Is there sufficient demand to fund this as a new business?

Experience from upgraded halls in surrounding area shows that halls which have improved their facilities also improved the number and the quality of their bookings. If you build it, they will come. Also new houses will increase the demand. New facilities will add to the offering.

21. Is there a cost comparison between refurb with VAT and new build, which does not attract VAT?

The absence of VAT on new build has an impact. The higher costs of refurbishment plus the addition of VAT at 20% bring refurb costs closer to new build. VAT would have to be financed through community-raised funds.

22. Over what period was £26,000 from Project Hailey raised?

It was raised through various fundraising activities over a period of 3-4 years.

23. Is it feasible to fund a mortgage from increased council tax?

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It is possible but only after further consultation. The size of any mortgage is not yet known.

24. Do we know what other halls were given in grants etc?

We have several examples of what halls have been given from various sources. This info can be easily obtained.

25. Would a developer prefer to give money for new build here rather than give up land on the new development?

It is unlikely that a developer would want to give up land on the new development.

26. If we are reliant on S106, is there a risk it will not happen?

There is now an obligation to build N Witney. It is in the Local Plan and 2 sections have put forward final plans. There is a commitment to build having laid out considerable funds to develop the plans.

27. Does the pavilion provide income?

A small amount of rent is paid to the Parish Council. It is too early in the process to decide if this will increase.

28. Would S106 be the largest slice of funding?

This is highly likely with the National Lottery and Sport England at next level down. Funding would take some time to raise and is not guaranteed. There are several steps to go through first. For some funders outline planning permission is needed to demonstrate commitment. We are not at that stage yet.

Topic: Facilities

29. Are solar panels the only option for energy supply in the future?

They are the ones under consideration at the moment. All energy options should be cost effective and suitable for the future depending on what is available.

30. Would the new building be single story?

We are still at an early stage in the design phase but probably.

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31. Is the surface area set at 780sq m or will this change?

This number is based on an early concept of what would be expected in a village hall setting and does not necessarily reflect a specific design for Hailey. It is possible it will change as definite plans are formulated.

32. Is the current village hall too small to attract some sports?

The current layout restricts many activities. A new build would allow a specific design to incorporate all needs.

33. Is the village hall a village amenity or a business?

It is both. The village hall is the only venue owned by the village and run “for the benefit of the residents”. However, it is classed as a small business and as such, has to pay its way from the money it receives from bookings.

34. Will the 1400 houses in N Witney have a village hall built?

It is unlikely. There may be a requirement for a community centre in the new development.

35. For new build what would be the timescale. And where would the new building be?

For new build we looked at several options but still within the confines of the Recreation Ground, which the Parish Council owns. The timescale is as yet unknown but will still be several years away to allow for financing and construction.

36. Do we need to rebuild the football club facilities?

The facilities are well used by a successful club. There is room for expansion in the future. New facilities would be an asset to the village.

37. Have the football club been approached?

Yes, on several occasions. A direct personal approach may be more beneficial.

END